

**Sec. 8-7 - Single-Family Residential (R-1C) Zone.**

1. Intent. As for R-1A.

2. Principal Uses. (Other uses substantially similar to those listed herein shall also be deemed permitted.)

1. The principal permitted uses in the R-1A zone.

3. Accessory Uses. (Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses.)

1. The permitted accessory uses in the R-1A zone.

4. Conditional Uses. (Permitted only with Board of Adjustment approval.)

1. The permitted conditional uses in the R-1A zone.

5. Prohibited Uses. (All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited. The uses below are provided for illustration purposes and for the purpose of limiting permitted uses, and are not intended to be a total listing of all the uses that are prohibited.)

1. The prohibited uses in the R-1A zone.

Lot, Yard, and Height Requirements. (See Article 3, Subsection (o) of this section, below, and Article 15 for additional regulations.)

6. Minimum Lot Size. Eight thousand (8,000) square feet.

7. Minimum Lot Frontage. Sixty (60) feet.

8. Minimum Front Yard. Thirty (30) feet.

9. Minimum Each Side Yard. Eight (8) feet.

10. Minimum Rear Yard. Ten (10) feet.

11. Minimum Open Space. See Article 20 for open space regulations.

12. Maximum Lot Coverage. No limitation.

13. Maximum Height of Building. Thirty-five (35) feet.

14. Off-Street Parking. (See Articles 16 and 18 for additional parking regulations.)

No minimum requirements.

Conditional Uses: The Board of Adjustment may establish additional requirements, as needed.

15. Special Provisions.

1. Lot frontage, yard and height requirements for single-family detached dwellings in defined Infill and Redevelopment areas are for existing lots as of December 5, 2002, and shall be as follows:

1. Where existing lot frontage is twenty-four (24) feet but less than thirty-five (35) feet, the provisions of Section 15-7 and the following shall apply:

1. Minimum lot frontage: Twenty-four (24) feet.

2. Minimum front yard: As per Subsection (h) of this section, unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are less; then the minimum shall be no less than

this average, or eight (8) feet, whichever is greater.

3. Maximum front yard: Fifty (50) feet, unless the average depth of the existing front yards on each side of the adjacent lots on either side of the lot are greater; then the maximum shall be no greater than this average.

4. Minimum side yard: Three (3) feet. No wall, air-conditioning unit, structure or other obstruction shall be located within the required side yard. Any fence located in a required side yard must be entirely to the rear of the principal structure on the lot.

5. Minimum rear yard: Twenty percent (20%) of the lot depth.

6. Minimum open space: See Article 20 for open space regulations.

7. Minimum lot coverage: No limitation.

8. Maximum height of building: Twenty-eight (28) feet and two and one-half (2½) stories.

9. Maximum lot coverage: No limitation.

10. Maximum floor area ratio: 0.35, or that which allows two thousand, six hundred (2,600) square feet, whichever is greater.

2. Where existing lot frontage is thirty-five (35) feet but less than fifty (50) feet, the provisions of Section 15-7 and the following shall apply:

1. Minimum lot frontage: Thirty-five (35) feet.

2. Minimum front yard: As per Subsection (h) of this section, unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are less; then the minimum shall be no less than this average, or eight (8) feet, whichever is greater.

3. Maximum front yard: Fifty (50) feet, unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are greater; then the maximum shall be no greater than this average.

4. Minimum side yard: Five (5) feet.

5. Minimum rear yard: Twenty percent (20%) of the lot depth.

6. Minimum open space: See Article 20 for open space regulations.

7. Minimum lot coverage: No limitation.

8. Maximum height of building: Twenty-eight (28) feet and two and one-half (2½) stories.

9. Maximum lot coverage: No limitation.

10. Maximum floor area ratio: 0.35, or that which allows two thousand, six hundred (2,600) square feet, whichever is greater.

3. Where existing lot frontage is fifty (50) feet or greater, the provisions of Section-7 and the following shall apply:

1. Minimum lot frontage: Fifty (50) feet.

2. Minimum front yard: As per Subsection (h) of this section, unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are less, then the minimum shall be no less than this average, or eight (8) feet, whichever is greater.

3. Maximum front yard: Fifty (50) feet, unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are greater; then the maximum shall be no greater than this average.

4. Minimum side yard: As per Subsection (i) of this section.
5. Minimum rear yard: Twenty percent (20%) of the lot depth.
6. Minimum open space: See Article 20 for open space regulations.
7. Minimum lot coverage: No limitation.
8. Maximum height of building: As per Subsection (m) of this section.
9. Maximum lot coverage: No limitation.
10. Maximum floor area ratio: 0.7.

(Code 1983, § 8-7; Ord. No. 263-83, § 1, 12-15-1983; Ord. No. 307-2002, § 1, 12-5-2002; Ord. No. 133-2004, § 1, 6-24-2004; Ord. No. 166-2017, § 3(8-7), 11-16-2017; Ord. No. 113-2022, § 3, 10-27-2022; Ord. No. 004-2023, § 8, 1-31-2023)